

CITY OF TIGARD, OREGON

ORDINANCE NO. 01-12

A ZONE ORDINANCE AMENDMENT (ZOA2000-00004), AMENDING CHAPTER 18.765 OF THE TIGARD COMMUNITY DEVELOPMENT CODE.

WHEREAS, the Main Street area is envisioned as a “focal point” for the community in “Tigard Beyond Tomorrow”;

WHEREAS, current buildings abutting SW Main Street are historical in character and possess a distinctive shape and size that help define this area;

WHEREAS, buildings abutting SW Main Street are exempt from the off-street parking standards for a change of use, which will help maintain these buildings’ viability for use, thereby maintaining the area’s character; and

WHEREAS, construction of new buildings abutting Main Street and entertainment uses will be required to meet the off-street parking standards according to Table 18.765.2 (Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements); and

WHEREAS, the Planning Commission opened a Public Hearing on the request on November 6, 2000, and indicated they were supportive of the proposed amendment with the addition that “new construction to replace existing square footage is also not required to add additional off-street parking” and directed staff to prepare language and an Ordinance for Council review and approval; and

WHEREAS, the City Council will determine that the proposed language adequately addresses concerns regarding the exemption of off-street parking for a change of use in existing buildings abutting SW Main Street, however, requiring new buildings and entertainment uses to meet current off-street parking standards.

NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1: Table 18.765.2 of the Tigard Development Code is hereby amended to add the following language: (see **Exhibit A**)

^[5] Existing buildings directly abutting Main Street are not required to add additional off-street parking for a change of use except for entertainment uses. New buildings or existing buildings that undergo remodeling provided the original square footage of the buildings remain the same also are not required to add additional off-street parking. Entertainment uses and construction of new buildings abutting Main Street require parking according to the standards of Table 18.765.2.

SECTION 2: This ordinance shall be effective 30 days after its passage by the Council, signature by the Mayor, and posting by the City Recorder.

PASSED:

By Unanimous vote of all Council members present after being read by number and title only, this 28th day of August, 2001.

Catherine Wheatley
Catherine Wheatley, City Recorder

APPROVED:

By Tigard City Council this 28th day of August, 2001.

James E. Griffith
James E. Griffith, Mayor

Approved as to form:

Lath V. Perrin
City Attorney

August 28, 2001
Date

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Postal Services
Public Support Facilities
Religious Institutions
Schools
Social/Fraternal Clubs/
COMMERCIAL⁵
Commercial Lodging
Eating and Drinking Establishments
Entertainment - Oriented
Major Event Entertainment
Outdoor Entertainment
Indoor Entertainment
Adult Entertainment
General Retail
Sales - Oriented
Personal Services
Repair - Oriented
Bulk Sales
Outdoor Sales
Animal - Related

^[5] Existing buildings during construction of new building the original square foot

T..... EXHIBIT A



Requirements (Cont.)

BICYCLE ²
0.3/1,000
none
1.0/20 seats in main assembly area
Preschool: 1.0/classroom
Elementary/JR: 6.0/classroom
SR: 6.0/classroom
2.0/1,000 main assembly area
1.0/10 rooms
All: 1.0/1,000
1.0/10 seats or 40' bench
0.4/1,000
0.5/1,000
1.0/10 seats
0.5/1,000
1.0/20 seats
0.3/1,000
1.0/1,000
1.0/1,000
0.3/1,000
0.3/1,000
0.1/1,000 sales area
0.3/1,000

s. Entertainment uses and that undergo remodeling provided



Properties that directly abut SW Main Street
are indicated in hash marks

CITY of TIGARD

GEOGRAPHIC INFORMATION SYSTEM

VICINITY MAP

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ZOA2000-00004

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DOWNTOWN PARKING CODE AMENDMENT

N

0 200 400 600 Feet

1" = 437 feet

City of Tigard

Information on this map is for general location only and
should be verified with the Development Services Division.
13125 SW Hall Blvd
Tigard, OR 97223
(503) 639-4111
<http://www.ci.tigard.or.us>